

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Moat Lane, Birmingham | £265,000

**\*\* LARGER STYLE SEMI DETACHED HOME \*\* POTENTIAL TO EXTEND (subject to planning) \*\* THREE BEDROOMS \*\* SOUGHT AFTER LOCATION \*\***

AN OPPORTUNITY TO PURCHASE THIS SEMI DETACHED HOME WHICH IS SITUATED IN A VERY POPULAR LOCATION MOAT LANE IN YARDLEY!! .... PROPERTIES ON THIS ROAD DO NOT STAY ON THE MARKET FOR LONG!! This semi detached house is accessed via a block paved front garden leading to front door, the accommodation comprises:- hallway, TWO RECEPTION ROOMS, KITCHEN with oven hob & extractor, garden and REAR GARAGE. To the first floor TWO DOUBLE BEDROOMS, SINGLE BEDROOM, SHOWER ROOM to the first floor with Separate W.C.

The property benefits from central heating and double glazing both where specified.  
CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING NOW!

Energy Performance Rating : D

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Additional Information

- Mobile Coverage
- EE - 84%
- 3 - 81%
- VODAFONE - 77%
- O2 -71%
- Standard 8 Mbps 0.9 Mbps Good
- Superfast 80 Mbps 20 Mbps Good
- Ultrafast 1800 Mbps 220 Mbps

